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Beacon Hill Road, Newark
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OLIVER REILLY



Beacon Hill Road, Newark

- WELL-PROPORTIONED SEMI-DETACHED HOME
- POPULAR CENTRAL LOCATION. CLOSE TO AMENITIES!
- SPACIOUS DINING KITCHEN
- DRIVEWAY & DETACHED GARAGE
- WELL-MAINTAINED WITH MODERNISATION REQUIRED
- THREE BEDROOMS
- LARGE LIVING ROOM
- SCOPE TO ENHANCE & MODERNISE
- WELL-APPOINTED SOUTH-FACING REAR GARDEN
- NO CHAIN! Tenure: Freehold. EPC 'E'

ONE TO CALL YOUR OWN...!

Take a look at this excellent BLANK CANVAS of a home! Representing great value for money, combined with superb scope to MAKE YOUR MARK both inside and out!

This highly regarded semi-detached home has been well-maintained for many years and does require a new lease of life. PERFECT... for you to INJECT YOUR OWN PERSONALITY!

The property occupies a popular and central position, set within comfortable walking distance to the Town Centre and its many amenities. Whilst remaining primely positioned for ease of access onto both the A1 and A46.

The deceptively spacious and free-flowing internal design comprises: Entrance hall, a copious living room and an equally spacious dining kitchen with uPVC double glazed French doors out to a secluded seating area.

The first floor landing hosts THREE EXCELLENT SIZED BEDROOMS and a three-piece family bathroom.

Externally, the property is greeted with a concrete driveway leading down to a LARGE DETACHED BRICK BUILT GARAGE. Equipped with power and lighting. Residents permit parking is also available, directly outside the property.

The larger than average SOUTH-FACING rear garden retains a high-level of privacy and despite remaining over-established, it leaves great scope for anyone with imagination to adapt and enhance to suit their own needs.

Further benefits of this much loved home include uPVC double glazing and gas fired central heating.

NOT TO BE MISSED!... This is a wonderful opportunity for you to turn a house into your home!

Marketed with ****NO ONWARD CHAIN!****



Guide Price £170,000



ENTRANCE HALL: Max measurements provided.	7'9 x 4'3 (2.36m x 1.30m)
LARGE LIVING ROOM: Max measurements provided.	17'1 x 11'8 (5.21m x 3.56m)
OPEN-PLAN DINING KITCHEN:	14'9 x 10'4 (4.50m x 3.15m)
FIRST FLOOR LANDING:	12'5 x 5'10 (3.78m x 1.78m)
MASTER BEDROOM:	14'7 x 8'6 (4.45m x 2.59m)
BEDROOM TWO:	10'9 x 8'6 (3.28m x 2.59m)
BEDROOM THREE:	8'5 x 5'10 (2.57m x 1.78m)
FAMILY BATHROOM:	6'1 x 5'10 (1.85m x 1.78m)
DETACHED SINGLE GARAGE: Of brick built construction with a sloped roof. Accessed via	19'1 x 8'7 (5.82m x 2.62m)

EXTERNALLY:

The front aspect provides dropped kerb vehicular access onto a concrete driveway, leading down to a DETACHED BRICK GARAGE. The front garden hosts a range of mature bushes/ shrubs, a walled right side and front boundary. A fenced left side boundary. Access to the front entrance door. The left side aspect has concrete hard-standing with external security light down to the WELL-APPOINTED rear garden. Predominantly laid to lawn, with a concrete seating area and outside tap, directly from the French doors in the dining kitchen.

The established garden has a vast array of mature plants, bushes and shrubs. Fenced side and rear boundaries.



Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating and uPVC double glazing throughout.

PLEASE NOTE: We have not and will not be testing any equipment, services or appliances and cannot verify that they are in full working order. The buyer is advised to obtain verification from their solicitor or a surveyor.

Residents Permit Parking:

On road parking is available on a first come first serve basis, located directly outside the property itself. The vendors pay approximately £35 per annum for a parking pass. Each property can apply for two per household.

Approximate Size: 800 Square Ft.

Measurements are approximate and for guidance only.

Tenure: Freehold

Sold with vacant possession on completion.

Local Authority:

Newark & Sherwood District Council.

Council Tax: Band 'C'

EPC: Energy Performance Rating: 'E'

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

Local Information & Amenities:

This property is conveniently located in a central residential location, within close proximity and walking distance into the Town Centre. Newark-on-Trent has many tourist attractions and has many events taking place on the showground, one of the biggest being the famous antiques fairs attracting visitors from all over the globe. Adjacent to the showground is the Newark Air Museum which also has open days to the public. There are many well known shops, public houses, boutiques, restaurants and attractions in the town with the market place overlooked by the attractive Georgian Town Hall. There is a fast track railway link to London Kings Cross from Newark North gate station, in approximately 1 hour 15 minutes. There is also access to Lincoln and Nottingham via Newark Castle station.

Viewing Arrangements:

Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange a appointment, please contact us on: 01636 558 540.

Money Laundering Regulations:

Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

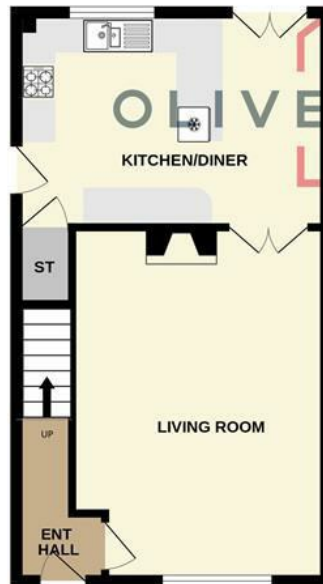
Draft Details-Awaiting Approval:

These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Fixtures, fittings and furnishings are not included in a sale, unless specifically mentioned.



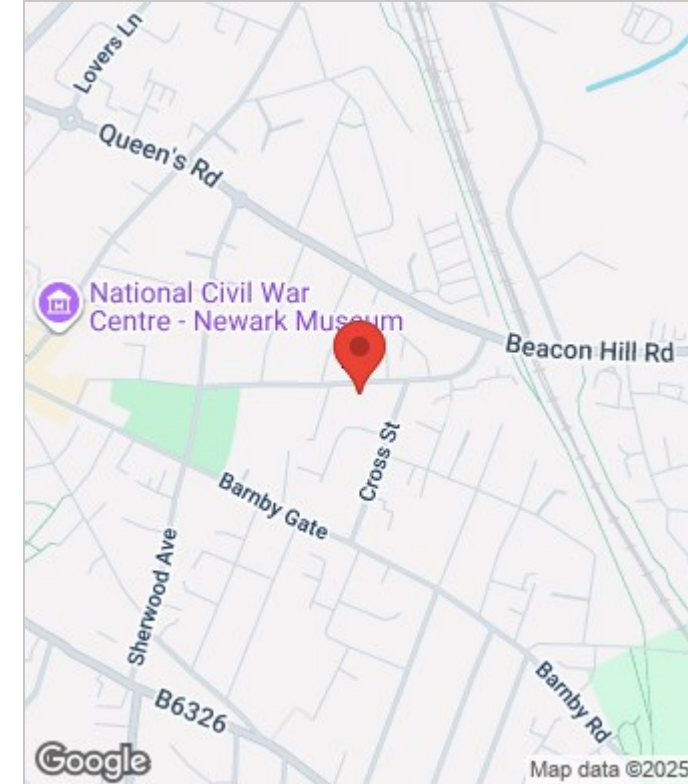
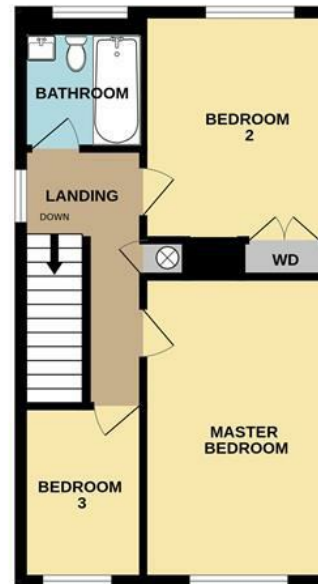


GROUND FLOOR



OLIVER REILLY

1ST FLOOR



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC

